

**Committee of the Whole Meeting**  
**Village Hall – 418 Main Street**  
**July 21, 2014**  
**7:00 p.m.**

A meeting of the Village of Lemont Committee of the Whole was held on Monday, July 21, 2014 at the Village Hall at 481 Main Street, Lemont, IL

- I. CALL TO ORDER - Pro-tem Debby Blatzer called the meeting to order at 7:00 p.m.
- II. ROLL CALL – Pro-tem Debby Blatzer, Trustees Paul Chialdikas, Cliff Miklos, Rick Sniegowski, and Ron Stapleton were present. Mayor Reaves and Trustee Virgilio were absent.

Also present was Village staff members George Schafer, Charity Jones, Mark LaChappell, Linda Molitor, Kevin Shaughnessy and Chris Smith.

**III. DISCUSSION ITEMS**

**A. Kettering Final PUD**

A the June 16, 2014, the Village Board, Staff and Developer, M/I Homes, discussed the masonry requirements for the corner lots. Initially the agreement was to reduce the required number of corner masonry lots to 9 for the medium/small lots and, in addition, put masonry on 9 of the lots that back up to Red Dr. This would then be a total of 18 medium/small corner lots requiring masonry to extend around the sides and rear of the homes.

M/I Homes asked to meet again with the Committee of the Whole to clarify the previous discussion on the number of medium/small masonry lots being required. M/I Homes would like to not do the total of 18 small and medium corner lots, but only do the 9 that back Red Dr. The developer stated that costs relating to the job have increased, specifically the work needing to be done to Parker Road. The Developer said reducing the number of required masonry lots to 9 will have a positive cost to the developer. If someone wants a full masonry house, they can get one. Small and medium lots are very cost sensitive and the price could be a big difference from the house next door. By requiring masonry, he feels the Village is artificially raising the price of those lots.

Consensus of the Board was to remove 1 required brick lot from those that back Red Dr. (Lot 142), bringing it to 8. Then, require the 2 corner lots at the Parker Road entrance to

be required to have masonry (one medium / one small). This brings it to a total of 10 medium/small lots that will be required to have masonry included on the side and back of these homes.

This item will be up for approval at a future Village Board Meeting.

**B. Comprehensive Plan – Future Land Use & Community Character**

Planning and Economic Developer Director reviewed the draft of the Future Land Use & Community Character, which is the final piece of the Comprehensive Plan (see Staff Report agenda item). Public workshops on Future Land Use were not very well attended.

During the overview, it was noted that the Conservation Design elements will be overlaid on the map in the future. Contemporary and Conventional Neighborhoods may need to be defined further. Staff reviewed changes from the 2003 Future Land Use map indicating mostly additional community retail locations. This is a long term plan.

Staff asked that the Village Board review and submit any questions or concerns.

**C. Route 83 & Main Gateway Redevelopment Site**

Preliminary meetings with developers and brokers were completed (see Staff Report agenda item) and discussion among the staff and Village Board took place as to the desired direction to go. The Board and Staff discussed the advantages and disadvantages of each. The consensus of the Board was to potentially use a Government Development/Public Finance Consultant utilizing the marketing analysis and evaluation process of potential prospects. The Private Broker and Retail Strategies were limited and using the Village staff is not feasible.

Staff will look further into the Government Development/Public Finance Consultants and discuss at a future COW Meeting.

**D. Police Pension Funding Police**

Village Finance Director gave the Village Board an update on items of the Police Pension Funding. Once the fund reached \$10MM, the Police Pension Board issued an RFP for an investment advisor. The board chose Wall and Associates. The next step is for the board to formalize the funding policy that is currently being used for the plan. The Pension Board will be presenting policy to the Village Board in October. Staff updated and notified the Village Board that they are formalizing their policy.

The Village Board had no further questions.

**E. Daily Commuter Parking Machines**

Upgrades to the parking machines at the Metra train station will be made. The machines will be from the same company, Total Parking Solutions, however, these machines do not give change back. The cost for the daily parking will be \$1.50, so if someone put \$2.00 into the machine, they will not get their \$.50 back. They can use a credit card or can pay by phone. Staff will look into the feasibility of a change machine. No further discussion took place.

This will be up for approved at a future Village Board Meeting.

**IV. Unfinished Business**

- A. Staff informed the Board that there was a request for new equipment for Channel 6. In addition the PEG fee will go into effect and will be implemented through Comcast. The Board had no further questions.
- B. Staff informed the Board they it is recommended to postpone the resurfacing of Julia Street and complete in 2015 due to funding. The Board was in agreement. (Trustee Sniegowski abstained from comment.)
- C. Staff informed the Board that Glens of Connemara paving will start on Monday.

**V. New Business**

- A. Staff informed the Board that there will be an upcoming IMTT easement agreement with MWRD. The agreement will be up for approval at a future Village Board Meeting.
- B. Staff informed the Board that water utility cut off for non-payment of customers will occur this week and next week.
- C. Chief Shaughnessy will be retiring at the end of this year.

**VI. Audience Participation**

- A. Jerry Johnson informed the Board and Staff that there is a re-enactment of the funeral train for Abraham Lincoln being done. If you get your name on their list, they will stop in your town. It is occurring on May 2, 2015. Staff will implement.

**VII. The meeting was adjourned at 9:20 p.m.**